

ODED'S WEEKLY REPORT

01-09-2026

2026 ELECTION – Not once are we asked about the annual meeting and its procedures. Therefore, here is some information that hopefully is of assistance to the members of the Association on this important matter.

The first step is to understand a few important core terms: Member, Candidate, Director, and Proxy. LakeRidge Falls' Declaration of Covenant, Conditions, and Restrictions (i.e., governing documents) explains these terms within its context as follows:

- **Member** - An individual, a corporation, a partnership, a trustee, or any other legal entity /that holds a title to a Lot, i.e., property, with all of its privileges and responsibilities.
- **Candidate** – A member who presents a nomination to serve on the Board of Directors.
- **Director** – A member, one out of five, who is elected or appointed to serve on the Board of Directors.
- **Proxy** – An agent, appointed by a member, who is legally authorized, subject to Florida law, to vote on behalf of a member.

In non-legal terms, a member is eligible to become a candidate and therefore can be elected to serve on the Board of Directors. Hence, non-members, such as renters, family members, etc., can't, be elected to serve on the Association's Board of Directors. If elected, the member becomes a Director on LakeRidge Falls' Board of Directors. The way members, or the membership, elect its Directors is via a staggered election procedure. This means the membership alternately elects 2 or 3 new Directors each year. There are several reasons why the Association is following the staggered election procedure, but in general, the main reason is to ensure Board continuity, hence institutional knowledge, which assists in executing long-term projects.

With this in mind, there are two ways a member can cast a vote: a Ballot or a Proxy Form.

- **Ballot** – used by those who attend the meeting in person.
- **Proxy Form** – used by those who are unable or not planning to attend the meeting in person.

Regardless of the form, both the Ballot and the Proxy Form include clear instructions on how one should fill them out. If you look closely at the Proxy Form, for example, it states in the middle of the page:

“Vote for Four (4) or fewer. You may write-in as an additional candidate any person who will be nominated from the floor at the annual meeting. If you want your vote to be cast for a candidate who will be nominated from the floor, please write in the name or names below.”

As can be seen above, members are asked to vote for four or fewer. That is, there is no requirement to vote for four candidates. Actually, there is not even a requirement to vote for the any of the six candidates whose names are on these forms. It is perfectly fine to vote for one candidate if you wish to

ODED'S WEEKLY REPORT

01-09-2026

do so. It is even allowed, although strongly not encouraged, not to vote for any candidate. However, the one restriction is to make sure **NOT** to vote for more than four candidates because it would invalidate the vote. Also, as can be seen above, it states that members can write-in/select candidate/s whose nomination/s is/are presented and accepted from the floor at the annual meeting. What does it mean? Well, here is an example to better explain it.

At the annual meeting, two additional members stand up and request to be nominated from the floor in addition to the six candidates you see on your Proxy Form or Ballot. Assuming their nominations are accepted, theoretically speaking, of course, there are now eight candidates to the Board of Directors: the six who submitted their Notice of Candidacy and the two whose nominations were accepted from the floor. This means, using this made-up example, the members would have the option to write-in any additional candidate whose nomination was accepted from the floor. Of course, there is no obligation to vote for these additional candidates. However, again, one must not vote for more than four candidates because it would invalidate the vote.

Now, a follow-up question may be raised. How can someone use a Proxy Form to vote for a potential from-the-floor candidate if the annual meeting has yet to take place? Well, this is the disadvantage of being nominated from the floor. You see, a member can write-in the name of an alleged member of the Association and vote for this member. However, the member whose name was written-in must be an eligible member who is willing to be considered as a candidate for the Board of Directors. After all, neither the membership nor the Association itself can “force” someone to serve on the Board of Directors.

This leads us to the importance of the Proxy Form and how one should fill it out if not planning on attending the annual meeting in person or planning to virtually attend the meeting via the Zoom platform (i.e., remember, virtual participation is administratively challenging as we can't hand out virtual ballots).

As explained before, a Proxy is an agent whom you, as a member of the Association, authorized to legally vote on your behalf. Therefore, if you take a close look at the Proxy Form you will notice that it starts with ***“The undersigned hereby appoints _____,…”*** Therefore, you should write down the name of a person you trust to best represent your interests. Past experiences showed us that friends and neighbors are commonly appointed as proxies. If the Proxy Form is completed without filling out this space, then the “President of the Association, or in the absence of the President, the Vice President, or in the absence of the Vice President, the Secretary of the Association of the Board of Directors” will serve as your proxy holder.

Next comes the two options a member can give to a proxy holder: **General Powers** or **Limited Powers**. If you select “General Powers,” then you, the member, are allowing your proxy holder to vote for the Board of Directors candidates as he or she sees fit. If you select “Limited Powers,” you, the member, instruct your proxy holder to vote for the candidates you selected. If you give your proxy holder “Limited Powers” and do not mark candidates on the Proxy Form, then you instruct your proxy holder NOT to vote for any

ODED'S WEEKLY REPORT

01-09-2026

of the candidates. Once you select which powers to assign to your proxy holder, you must make sure to fill out the date, include your address at the designated place on the lower left corner of the form, and write and sign your name/s.

Once the form is completed, please make sure to put it in the designated Proxy Form envelope, make sure to fill out your information on the top left corner of the envelope, and drop or mail it to the Association's office located in the Clubhouse. Of course, you can also give your Proxy Form to your proxy holder if he/she is planning on attending the meeting in person. However, please make sure the proxy holder indicates he/she is holding your Proxy Form when signing up for the annual meeting.

We know this is a lengthy explanation of what could be a complex issue. However, we hope it helps to answer some of the questions members may have about this issue. As always, should you have any questions regarding the Annual Meeting or any of the enclosed materials please contact LakeRidge Falls' management office.

MEET THE CANDIDATES NIGHT – This is a reminder that the Community Relations Committee (CRC) will host the Meet the Candidate Night on Wednesday, January 14th, at 6:30 PM at Grand Salon and on Zoom Meeting, Meeting ID: 829 7083 0469, Passcode: 181818, Phone: +13052241968, 82970830469#,*181818# US or +13092053325, 82970830469#, *181818# US. The event is an outstanding opportunity for members of this Association to get to know their six candidates and present them with questions. The CRC asks that you please submit your questions via email to me or place them in the "Meet the Candidates" Question Box in the clubhouse lobby by no later than Monday, January 12th.

IMPERSONATED EMAILS – As shared this week, please be aware of an ongoing email scam involving emails from scammers who impersonate someone you know. In this type of scam, you may receive an email that looks like it's from someone you know or trust, such as a relative, old friend, a board member, a colleague, etc, but is actually a scam to steal money, data, or install malware, often using slightly altered addresses or urgent requests to trick you. These attacks, known as spoofing or phishing, exploit human trust by mimicking familiar senders to get you to click malicious links or attachments. Key signs include urgent demands, unusual requests, generic greetings, or subtle changes in the sender's email address.

How to Spot an Impersonation Email?

- **Check the Sender's Email:** Look closely at the "From" address; scammers often use similar but slightly different domains, for example, ABC@Hotmail.com instead of ABC@Gmail.Com or change display names, for or John1@Gmail.com instead of John@Gmail.com
- **Beware of Urgency & Threats:** Impersonators create fear or urgency (e.g., "Immediate Action Required," "Account Suspended") to rush you into acting without thinking.
- **Look for Generic Language:** "Dear Friend" instead of your name is a red flag.
- **Context is Key:** Does the request (like a large money transfer) make sense for this sender and situation?
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ODED'S WEEKLY REPORT

01-09-2026

- **Grammar & Spelling Errors:** While some attacks are sophisticated, most scammers are not that bright when it comes to English 101. For example, scammers may write "she is down with cancer of the liver" which is sad, but more sad when thinking someone would describe a serious medical condition using a phrase that better fits a condition of someone who has the flu for example.

What to Do if You Receive One?

- **Don't Engage:** Never reply, click links, or open attachments.
- **Verify Independently:** If it seems legitimate, contact the supposed sender through a different, known channel (like a phone number from their official website) to confirm.
- **Delete.** Simple.

Hope you find this information useful and please stay informed as awareness is the key to keep safe and secure.

SEE SOMETHING, SAY SOMETHING - This is an outstanding opportunity to once again remind residents that the Security Committee wishes to remind all residents to stay vigilant and report any suspicious activity they observe in the community. If you see something unusual or concerning, say something by reporting any suspicious activity to the Manatee County Sheriff's Department on its non-emergency line at 941-747-3011, or in case of immediate assistance, at 911. Being proactive helps keep LakeRidge Falls a safe and welcoming community for everyone. Your assistance is highly appreciated, and thank you in advance for your attention to this important matter.

Have a quiet and safe weekend,

Oded Neeman

LakeRidge Falls Community Manager



SEE SOMETHING, SAY SOMETHING!

WE ALL MUST TAKE A PROACTIVE ROLE BY REPORTING ANY SUSPICIOUS ACTIVITY TO THE MANATEE COUNTY SHERIFF'S DEPARTMENT ON ITS NON-EMERGENCY LINE AT 941-747-3011, OR IN CASE OF IMMEDIATE ASSISTANCE, AT 911. THANK YOU!

REPORT SUSPICIOUS ACTIVITY!

LAKE RIDGE FALLS SECURITY COMMITTEE